



— THE —  
**CENTRAL REGENCY**  
— ADDRESS —

**PREMIUM 2 & 3 BHK APARTMENTS,  
OFF SARJAPUR - OUTER RING ROAD,  
BENGALURU**



# THE ADDRESS MAKERS

is a professionally managed Real Estate development arm of Piramal Capital. Piramal Capital is a leading Real Estate Private Equity & Debt platform promoted by Piramal Enterprises, a multi-billion dollar business conglomerate with diverse interests such as pharmaceuticals, specialty glass, real estate and financial services with operations in over 100 countries across three continents.

Piramal Capital encompasses an overall corpus of over INR 8,500 crores across 5 Domestic Funds, 1 Offshore Fund and 4 Third Party Mandates. The fund has investments across various real estate projects in Mumbai, NCR, Bengaluru, Pune, Hyderabad and Chennai. Additionally, gross disbursements of INR 12,000 crores have been made under the proprietary debt book, thus totalling INR 21,000 crores.

THE ADDRESS MAKERS has carved out a vision that it foresees to achieve in residential offerings. The expertise and practical understanding of real estate industry offers an inherent assurance of successful implementation & timely delivery of real estate projects.



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CENTRAL REGENCY  
— ADDRESS —

The Central Regency Address, much like its name, is a Regal address that is centrally located; an exquisite marvel that is in the neighbourhood of everything you can imagine. Located off Sarjapur - Outer Ring Road, it is just a few minutes away from the IT corridor, world-class Hospitals, top Educational institutions, Shopping malls and Restaurants.

The Central Regency Address brings luxurious living to the altar of proximity. A meticulously crafted residential project offering 2 and 3 BHK premium apartments. A state of the art clubhouse, outdoor swimming pool and squash court are some of the exquisite features of this centrally located project.

Embrace yourself with everything you wished for at The Central Regency Address, your home crafted in the centre of everything.



LOCATION MAP

THE  
**CENTRAL REGENCY**  
ADDRESS

2 & 3 BHK PREMIUM APARTMENTS



- 1. Entrance
- 2. Security
- 3. Ramp Entry/ Exit
- 4. Entrance Court

- 5. Feature Wall
- 6. 8.0M Wide Fire Driveway
- 7. Walking/ Jogging Track
- 8. Aroma Garden

- 9. Regency Court
- 10. Water Feature Edge
- 11. Swimming Pool
- 12. Children's Pool

- 13. Tensile Umbrellas
- 14. Basket Ball Hoop
- 15. Children's Play Arena
- 16. Central Court



MASTER PLAN



# FLOOR PLANS



2BHK : 1454 SQFT



3BHK : 1920 SQFT



3BHK + Maid's Room : 2105 SQFT



3BHK + Private Terrace : 2022 SQFT

## SPECIFICATIONS

- STRUCTURE:** RCC framed structure (designed for seismic zone II), with solid block masonry walls.
- DOORS:** Main Door: Polished teak wood frame with a BST ( both side teak veneer ) door shutter of 8ft height. Other Internal Doors: Hardwood frame with flush shutters of 7ft height. | Toilet Door: Hardwood frame with a commercial moulded shutter of 7ft height | Balcony Doors: UPVC doors with a mosquito mesh shutter.
- WINDOWS:** UPVC windows with mosquito mesh shutter.
- FLOORING:** Living & Dining: Marble finish Vitrified Tile | Master Bedroom: Laminated wood. Kitchen & Other bedrooms: Vitrified tiles | Balconies, Utility & Toilets: Anti-skid ceramic tiles. Common Lobbies & Corridors: Vitrified Tiles | Staircases: Main Entry Level – Granite.  
All Other Staircases: Kota stone | Clubhouse Entrance Lobbies: Vitrified Tiles.
- DADO:** Combination of polished granite and vitrified tiles in Lift Lobbies | Toilets : Glazed Ceramic tiles.
- KITCHEN:** Provision for electrical and plumbing points (Granite platform for Kitchen's utility & sink with a drain board in Utility will be provided on request at extra cost) | Provision for water purifier | Washing machine point in utility.
- TOILETS:** European water closet, Health faucet, Wash basin & single lever diverter of Jaquar make (or an equivalent) in all toilets. Concealed master control ball valve in each toilet from the inside for easier maintenance. Provision for one geyser in each toilet, Good quality CP fittings Jaquar or equivalent make.
- PAINTING:** Internal Walls: Acrylic emulsion paint | Ceiling: Oil bound distemper | External Finish: Exterior weather proof paint.
- ELECTRICAL:** 2 BHK Apartment: 4 KVA power supply & 4 KVA DG metered back up | 3 BHK Apartment: 6 KVA power supply & 6 KVA DG metered back up | 100% DG back up for Common area lighting | Modular switches of a reputed make | AC Points: Conduits with wiring, socket and a control switch for the master bedroom, living / dining rooms. Other Bedrooms: Conduits without wiring | TV and Telephone Point: Conduits with wiring and outlet for the living room and master bedroom | Other Bedrooms: Conduits without wiring.



## SPECIFICATIONS

ADDITIONAL  
FEATURES:

Rainwater harvesting, sewage treatment plant and a water treatment plant.

SECURITY:

Round the clock security | Intercom facility for each flat with video door phone | CCTV at key locations for security and monitoring.

LIFT :

2 high speed lifts for each tower (1 Passenger lift & 1 Service lift )

## AMENITIES



SPORTS: Squash, Billiards, Jogging track, Board Games room.

RELAXATION  
& RECREATION: Gymnasium, Steam room, Outdoor swimming pool, Multipurpose Hall  
and Ramp for disabled.





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